



## City of Pleasant Hill

### MEMORANDUM

TO: Zoning Administrator

FROM: Lori Radcliffe

DATE: December 10, 2008

SUBJECT: Fakurnejad Minor Subdivision MS 05-003 – 2191 Pleasant Hill Road

#### Background

On June 14, 2007, the Zoning Administrator held a public hearing on the minor subdivision request. The item was continued pending a re-submittal of a more accurate arborist report and tree survey that more closely analyzed the specific tree removal request and subsequent peer review by a City-hired arborist and to ensure that the proposed lots met all development standards. Three members of the public spoke on the project and one letter was submitted. Public discussion items included drainage concerns, tree removal and preservation, increase in traffic, and overall project information.

On October 24, 2008 the applicant submitted revised plans that addressed the previously mentioned concerns.

#### Analysis

The plans have been revised to reflect concerns stated in the staff report dated June 14, 2007 as follows:

- Lot Dimensions – Schedule 18.20.030

	Width	Depth	Net Area	Gross Area
<b>Required Minimum</b>	<b>80'</b>	<b>90'</b>	<b>10,000sf</b>	<b>10,000sf</b>
Parcel 1	80.52'	124.40'	10,004sf	12,058sf
Parcel 2	83.02'	124.40'	10,008sf	12,633sf
Parcel 3	80'	149.22'	10,330sf	11,045sf

The project complies with Section 18.20.030 of the Zoning Ordinance.

- Tree Assessment

The plans have been revised to indicate the location of two (2) oak trees that were not identified on the plans previously submitted. The plans submitted on October 24, 2008, show tree # 585A (Red oak) and tree #595 (Valley oak), however tree #595 is not marked with a number; however, the drip line is indicated. Prior to final approval, the parcel map shall indicate the numbers of all the trees (Condition 1).

There are 42 trees on the site, 11 of which are protected. The arborist report prepared by Ghirardelli Consulting Arborist Services recommended that two (2) of the existing protected trees be preserved. The arborist report attributed the removals due to various concerns for stability and structure that will affect long term usefulness; over mature, declining, inherently weak structure on the trees that would be prone to failure, topped structure prone to failure, leans, and history of branch failures. In addition, there are also 16 trees that are within the proposed roadway easement that will be removed.

The arborist report (peer-reviewed by Joseph McNeil, Consulting Arborist) recommended that an additional seven (7) protected trees should be preserved. The trees that will be preserved and related peer-reviewed arborist comments are as follows:

1. Tree #528 – Eucalyptus – Best tree on the site. Reconfigure bio-swale to preserve and protect tree. Retain.
2. Tree #585 – Coastal Redwood – Retain
3. Tree #585A- Red Oak – Originally not on map. Retain.
4. Tree #595 – Valley Oak – Retain.
5. Tree #596 – Monterey Pine – To preserve will require careful avoidance of root injury (grading or traffic) and would require supplemental summer irrigation. Retain.
6. Tree #598 – Eucalyptus – One of the most prominent trees on-site, both to the subject site and neighboring properties. The tree has had one failure of a large limb on the west side (Western Hills Subdivision) that carried a smaller limb down at the same time. There is some risk that limbs from this tree will fail from time to time, but the tree does not appear to be in a precarious condition as some of the same species on the site. The risk can be managed (Condition 2.). Retain.
7. Tree #526 – Arizona Cypress – Multiple trunks. Retain.
8. Tree #99 – Modesto Ash – Some dead limbs, none major, could be considered for retention if it does not require lot reconfiguration to preserve it. With better cultural care the tree may do fairly well. Structure is very good considering the species, which often has poor structure. Retain.
9. Tree #595 – Valley Oak – Foliage is all on the south side,

forced over by pine #594. Could be induced to develop a more symmetric canopy over the next ten years. For comparison a small tree planted carefully now and maintained well could be about the same size in 15 to 20 years. Retain.

- Right of Way

The plans have been revised to indicate that the developer will dedicate a 30' wide area along the property frontage to the City of Pleasant Hill that will result in a 30' width from the centerline on Pleasant Hill Road.

### **Recommendation**

Based on the plans submitted on October 24, 2008, staff recommends Minor Subdivision MS 05-003 be approved subject to the attached findings and modified conditions of approval.

### **Attachments**

- Attachment A Conditions of Approval and Findings
- Attachment B Tentative Tract Map (dated received October 24, 2008)
- Attachment C Location Map
- Attachment D ZA Memo (dated June 14, 2007)
- Attachment E East Bay Municipal Utilities District review (dated received October 29, 2008)
- Attachment F Contra Costa County Fire Protection District review (dated received November 3, 2008)
- Attachment G Contra Costa County Flood Control and Water Conservation District review (dated received November 24, 2008, July 16, 2007 and send date July 21, 2008)
- Attachment H Public Notice